

Royal Auto Sales

JANUARY 27, 2015



Royal Auto Sales Special Exception

6210 E. Virginia Beach Boulevard

Located

- North side of E. Virginia Beach Boulevard just east of Kempsville Road

Area Development

- Commercial uses
- 43 other car sales and service establishments from N. Military Highway to Norfolk city line

Request

- Special Exception for Automobile Sales and Service



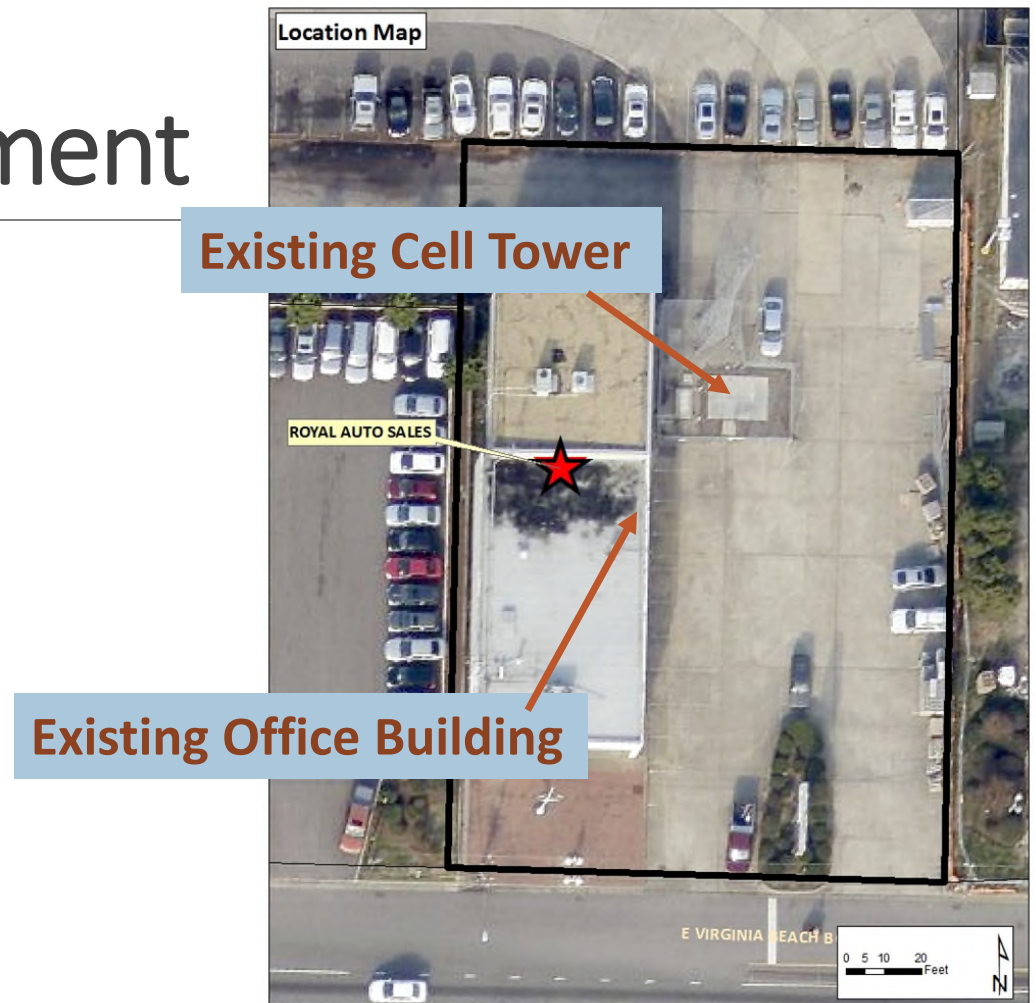
Existing Site Development

8,300 square foot office building

- Built in 1964

Commercial Communication Tower

- 100 feet tall
- Approved by Special Exception in 1999



Background

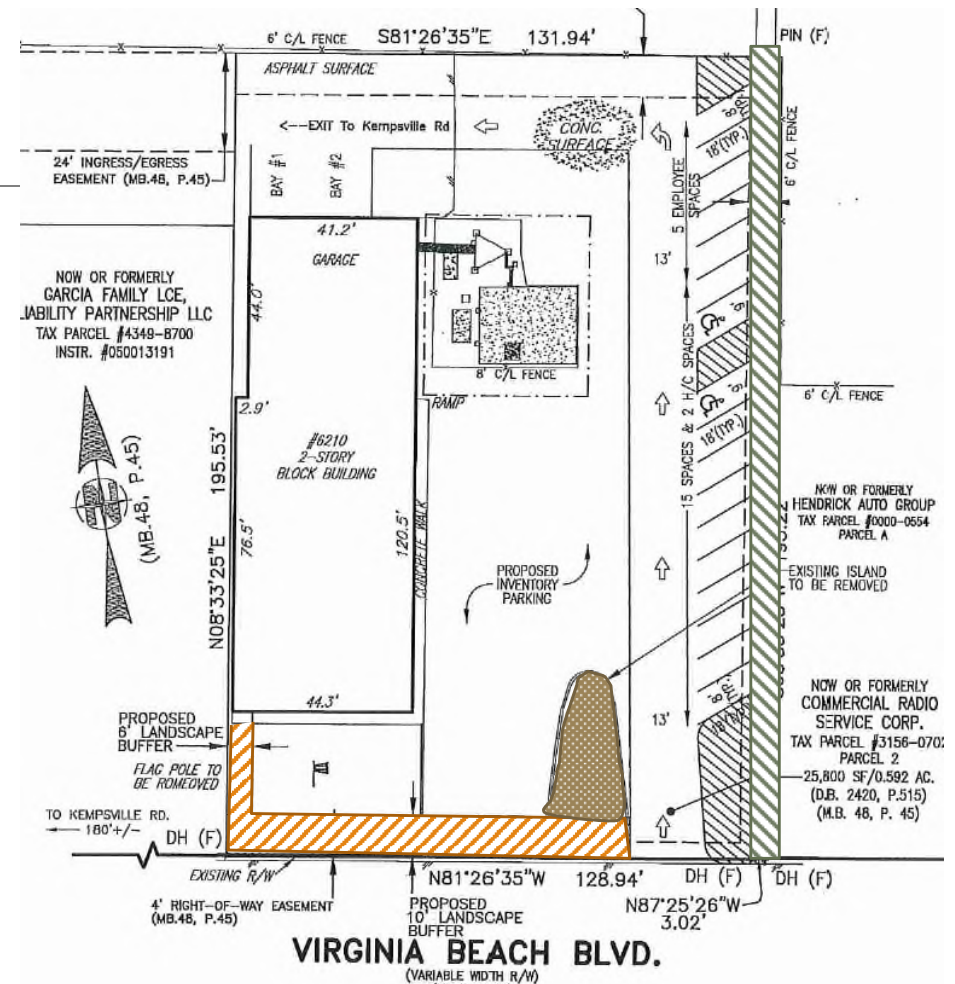
March 2014: City Council approves amendment to *plaNorfolk2030*

- Provided guidance for auto-related uses to ensure compatibility and compliance with regulations, specifically landscaping.

October 2014: Application received

- Landscaping and stormwater management on the site recommended along E. Virginia Beach Boulevard and the east side of the property.

November 2014: City Council adopts specific zoning language



Parking

Automobile sales:

- 1 parking space per 500 square feet of building
- The operator is proposing to use only 3,300 square feet of the building
 - 18 parking spaces available on site
 - 7 parking spaces required plus 1 for tower
 - 10 parking additional parking spaces on site
 - Those spaces and the remainder of pavement on the site would be used for the display of cars for sale

5,000 square feet of building with no parking

- Current standards require 20 spaces for the remaining portion of the building



Council Options

1. Deny the request

- **Recommendation of Planning Staff and Planning Commission**
- **12/10/2014 letter of opposition received from Maple Hall and Hollywood Homes Civic League**

2. Approve the request – 2 Options

- **Include all of the staff recommended stormwater and landscape improvements**
 - **Include stormwater and landscaping only on E. Virginia Beach Boulevard frontage as per owner request**
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